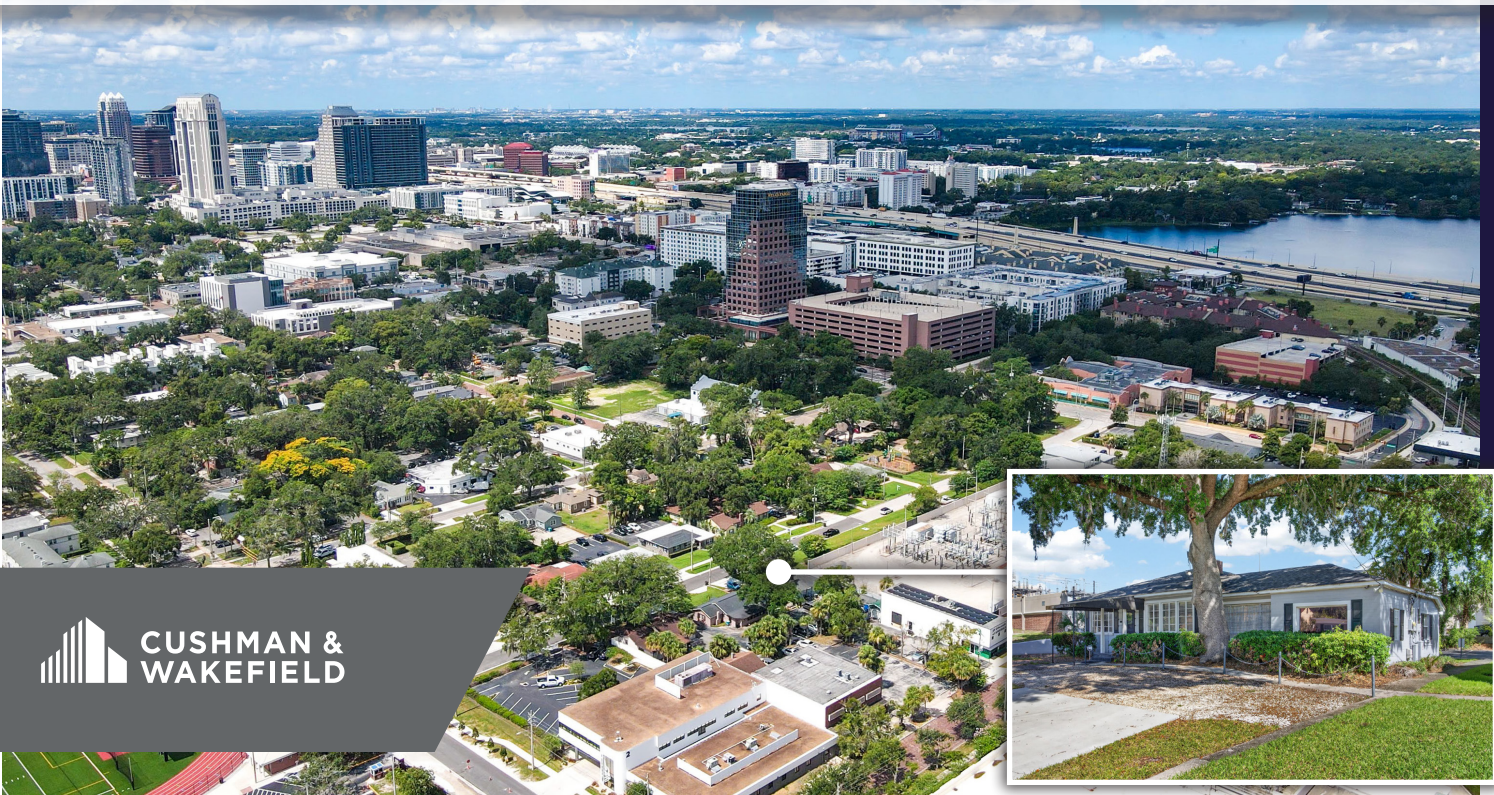




QUAINT OFFICE BUILDING FOR SALE
PRIME DOWNTOWN LOCATION

219 PASADENA PLACE

1,504 SF



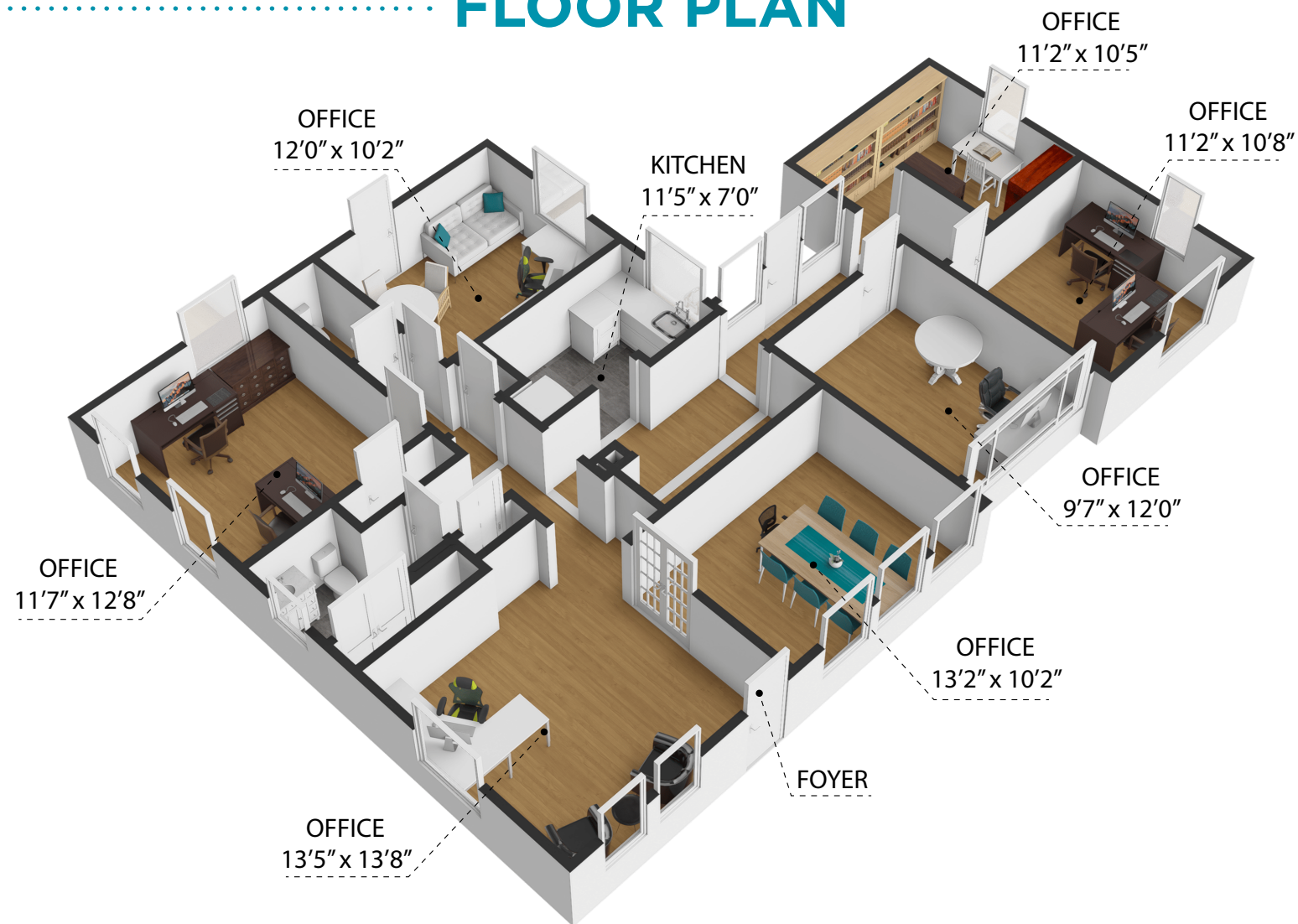
 CUSHMAN &
WAKEFIELD



PROPERTY SUMMARY

This prime infill property offers a rare ownership opportunity **between Downtown Orlando and Lake Ivanhoe**, providing immediate access to the vibrant amenities of Ivanhoe Village and the North Quarter. Positioned minutes from the Central Business District with convenient routes to I-4 and SR 408, the location allows users to bypass the downtown core while remaining surrounded by essential retail, dining, and professional services. As **small owner-user inventory** becomes increasingly scarce in a rising rental environment, this asset serves as a high-value alternative to leasing. Supported by flexible zoning and long-term appreciation potential, it is perfectly suited for an owner-occupant seeking both immediate functional use and future leasing upside.

FLOOR PLAN



HIGHLIGHTS

- **Freestanding single tenant office building** well suited for owner occupancy
- **±1,504 SF concrete block building** on ±0.18 acres (7,754 SF)
- Efficient floor plan ideal for professional office, medical office, or boutique firm use
- **Zoned MXD 2/T**, allowing for office and select mixed use applications
- Private, professional setting with strong curb appeal
- Rare opportunity to acquire a small scale office asset in a supply constrained submarket
- Ample parking with 10+ spaces
- **Ideal User** - Professional services (legal, accounting, consulting), Medical or wellness office, Creative or design studio, Boutique firm seeking a stand-alone presence near Downtown



In the heart of
Downtown
Orlando



Sunrail
Station
Nearby



Lynx Bus
Stops
Nearby



Easy Access
to Major Roadways
Including I-4 & SR408



Convenient Hospital Access
*North 1.4 Miles - AdventHealth Orlando East Campus
*South 2.5 Miles - Orlando Health ORMC Campus

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